

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM****SUBJECT:** Land Acquisition for Future Fire Station # 29 on Aloma Avenue/SR426**DEPARTMENT:** Administrative Services**DIVISION:** Support Services**AUTHORIZED BY:** Frank Raymond**CONTACT:** Stan Hunsinger**EXT:** 5253**MOTION/RECOMMENDATION:**

[Continued From 8/26/2008] Staff is seeking authorization to negotiate the purchase of Parcels # 31-21-31-515-0000-0020 and 31-21-31-515-0000-0030, consisting of a total of 2.23 acres owned by Aloma Square, LLC in the amount of \$1,450,000.00 for the construction of future Fire Station # 29.

County-wide

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BACKGROUND:

At the August 26, 2008 BCC meeting, the Board directed staff to contact the following property owners for the best and final offer to sell:

Aloma Square, LLC (Clayton Realty) replied by letter, dated August 29, 2008 (letter attached) with their best and final offer of \$1,450,000 for Parcel #s 31-21-31-515-0000-0020 and 31-21-31-515-0000-0030, consisting of a total of 2.23 +/- acres.

John and Sally O'Brien (Stephen Ratcliff, Realtor) - Stephen Ratcliff advised staff that his clients' best and final offer is \$515,000 on Parcel # 29-21-31-300-002D-0000, consisting of a total of 5 +/- acres.

Sean C. Halfacre and Patrick E. Jorgensen (David Axel, Realtor) - David Axel advised staff that his clients' best and final offer is \$850,000 on Parcel # 29-21-31-300-0070-0000, consisting of a total of 3.81 +/- acres.

Site improvement costs were recalculated as to costs per square foot for the acquisition and any site improvements required for the construction of a future fire station. (see attached Excel spreadsheets).

Staff has consulted with the Seminole County Property Appraiser on the minimum taxes and maximum taxes on each property as listed below:

	Minimum Taxes	Maximum Taxes
Aloma Square, LLC	\$ 12,575	\$ 66,000
2591 Mikler Road, 5 Acres	\$ 4,554	\$ 21,000
2545 Mikler Road, 3.81 Acres	\$ 6,863	\$ 21,000

Staff continues to work with the County Attorney's Office and property owners/brokers to negotiate contracts for each property.

Public Safety has indicated after reviewing all the available sites that the Aloma Square, LLC, Parcels # 31-21-31-515-0000-0020 and 31-21-31-515-0000-0030 appear to be the site most suitable in its present state for the construction of the future fire station. Aloma Square, LLC has indicated that they have agreed to reduce their asking price to \$1,450,000 (best and final offer).

STAFF RECOMMENDATION:

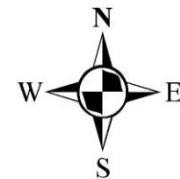
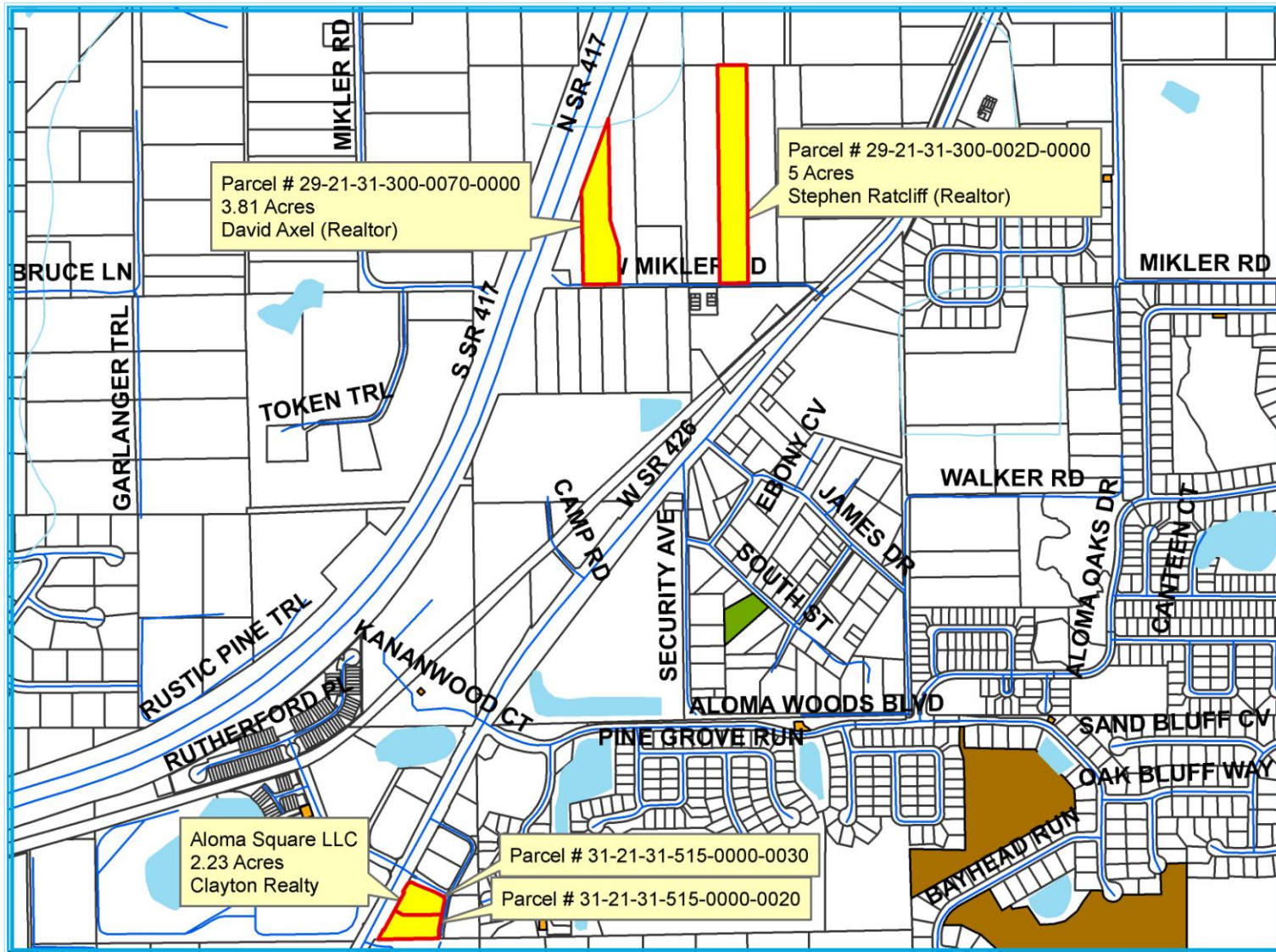
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ATTACHMENTS:

1. Maps and Aerials
2. Fact Findings

Additionally Reviewed By: No additional reviews

**GIS Map of
Possible Site for
Future Fire Station #29**



[illegible]

Site Possibilities for Future Fire Station # 29 with Estimated Costs

[illegible]